

**ASSESSMENT APPEALS BOARD MINUTES
COUNTY OF SAN LUIS OBISPO
STATE OF CALIFORNIA**

Friday, November 14, 1997

The Assessment Appeals Board of the County of San Luis Obispo, State of California, met in regular adjourned session at 9:00 o'clock A.M., in the Board of Supervisors Chambers, County Government Center, San Luis Obispo, California.

PRESENT: Appeals Board Members Mr. Tom Baron, Mr. Harry Yasumoto, and
Chairman David Juhnke

ABSENT: Appeals Board Member None

Mr. Jim Orton, Deputy County Counsel, is present and represents the Assessment Appeals Board.

Mr. Dick Frank, Assessor, and Ms. Linda Trahey, and Ms. Vicki Fleming, Deputy Assessor's, are present and sworn.

This being the time set for members of the public wishing to address the Board on items not set on the Agenda. Chairperson Juhnke opens the floor with out response.

Application No. 1997-47, Edward and Veronica Giragos, APN # 035,071,029, is presented. Mr. Edward and Mrs. Veronica Giragos, are present and sworn. Ms. Fleming describes the property, recommends holding the Assessor's value for the 1997-98 Regular Roll year, date of value January 1, 1997, as follows: the full value of the land at \$103,132 and the full value of improvements at \$118,601, and presents the Assessor's case (**Assessor's Exhibit A - Comparable Sales and Exhibit B - Photoboard**). Discussion regarding the damage to the slope and the actions the Giragos' have taken regarding applying for loans to repair the slope. The Giragos' question the location of Polaroid photos that were taken by Ms. Fleming, that they believe show the damage to the slope better than Assessor's Exhibit B. Ms. Fleming presents those photos (**Assessor's Exhibit C - Polaroid Photos**). Mr. Giragos presents a letter regarding the damage to his property (**Applicant's Exhibit 1 - Mid-Coast Geotechnical Letter**); explains he has been unable to get an independent appraisal done on his property to show the loss of value. Mr. Frank states he will give them the name of three appraisers who would do an appraisal on the property. **The matter is fully discussed and thereafter, on motion of Mr. Baron, seconded by Mr. Yasumoto, and unanimously carried, Application 1997-47, Giragos, is continued to April 24, 1998 to allow the applicant time to have an independent appraisal done.**

Application Nos. 1996-222 and 1997-2, Robbin L. Tidwell, APN #034,431,038, is presented. Ms. Tidwell is present with Chairperson Juhnke reminding Ms. Tidwell that she is still under oath from the prior hearing. Ms. Vicki Fleming, Deputy Assessor, reminds the Board, at their meeting of October 24, 1997, their direction to her and Ms. Tidwell to meet and exchange information. Ms. Tidwell states she would like to request Findings of Fact at this time; presents her case and states the values from the Assessor's letter of January 2, 1997 should be the values enrolled; and explains items which she disagrees with from Assessor's Exhibit A, presented at October's meeting. **The matter is fully discussed and thereafter, on motion of Mr. Yasumoto, seconded by Mr. Baron, and unanimously carried, on Application 1996-222, Tidwell, as of the date of value of November 27, 1996, the following values are to be enrolled: the full value of the land is fixed at \$100,000, the full value of improvements are fixed at \$85,000, for a full value of \$185,000. On motion of Mr. Baron, seconded by Mr. Yasumoto, and unanimously carried, on Application 1997-2, Tidwell, as of the date of value of January 1, 1997, the following values are to be enrolled: the full indexed value of the land is \$101,900, the full indexed value of improvements are \$85,000 for a total indexed value of \$186,900. Both the Applicant and Assessor waive Findings of Fact.**

Application No. 1997-81, Michael Greenelsh, APN #052,363,025, is presented. The Applicant is not present. **Thereafter, on motion of Mr. Yasumoto, seconded by Mr. Baron, and unanimously carried, Application 1997-81, Greenelsh is denied for non-appearance.**

The Clerk presents for approval the Minutes of the October 24, 1997 hearing. **Thereafter, on motion of Mr. Baron, seconded by Mr. Yasumoto, and unanimously carried, the minutes of the October 24, 1997 hearing date are approved as presented and the Chairperson is authorized to sign same.**

The Clerk presents **Application No. 1997-64**, Linden Chandler, APN #009,093,047, for the Board to determine if the application was timely filed. Mr. Frank Kocs, Attorney, and Mr. George Kamp are present and sworn. Mr. Frank asks the Board deny this application for untimely filing, Mr. Kocs responds that the Supplemental Notices were never received. Mr. Frank reads a chronological list of when notices were sent, discussions they had with Fidelity Title, verifying the address these notices were sent to. **MR. JAMES WILCOX IS NOW PRESENT AND SWORN.** Mr. Baron suggests continuing the matter to allow the Tax Collector's presence to verify that none of the tax bills were returned, verify the dates the tax bills were mailed, and any records regarding discussions had on this parcel. **Thereafter, on motion of Mr. Baron, seconded by Mr. Yasumoto, and unanimously carried, Application 1997-64, Chandler, is continued to January 23, 1998 and the presence of the Tax Collector or a member of his office is requested.** Mr. Kocs requests the Assessor and Tax Collector Offices share all copies of the records of contact regarding this appeal.

The Clerk presents **Application No. 1997-85**, Dorris Coulter, APN #023,022,018, for denial of the application for non-completion. The applicant is not present. **The matter is fully discussed and thereafter, on motion of Mr. Yasumoto, seconded by Mr. Baron and unanimously carried, Application No. 1997-85, Coulter is denied for non-completion.**

The Clerk presents **Application No. 1997-105**, Barbara McColley, APN # 023,213,047, for denial of the application for non-completion. The applicant is not present. **The matter is fully discussed and thereafter, on motion of Mr. Baron, seconded by Mr. Yasumoto, and unanimously carried, Application 1997-105, McColley, is denied for non-completion.**

The Clerk presents the application for Frank and Freida Stout, for denial of untimely filing. The applicant is not present. The Clerk explains a call received from the applicant on November 13, 1997 saying they will not be present. **The matter is fully discussed, thereafter, on motion of Mr. Baron, seconded by Mr. Yasumoto, and unanimously carried, the application of Stout, is denied for untimely filing.**

This is the time set for Board members, Assessor and/or Staff to bring up items to be discussed at the next meeting. No items were presented.

On motion duly made and unanimously carried, the Assessment Appeals Board of the County of San Luis Obispo, State of California, does now adjourn to Friday, January 23, 1998 at 9:00 o'clock a.m. in the Board of Supervisors Chambers, County Government Center, San Luis Obispo, California.

Chairperson

ATTEST:

JULIE L. RODEWALD, County Clerk-Recorder
and Ex-Officio Clerk of the Assessment Appeals Board

By:
Deputy Clerk-Recorder